

Marin Conservation League

North Marin Unit

Final Draft Meeting Notes

July 30, 2015

The meeting was called to order at the Webb home at 12:10. Present were: Bob Burke, Pam Drew, Pat Eklund, Rick Fraites, Esther Karkal, Karkal daughter, Frank U'Ren, Pat U'Ren, Ralph Webb, Rosalie Webb, Don Wilhelm, Gail Wilhelm, Susan Stompe and guest, Hank Barner.

Announcements: MCL walk into Conservation History at Roy's Redwoods on Aug. 9 at 9:30 a.m., Business & Environment breakfast on August 28 at McInnis featuring Congressman Jared Huffman, Flood Control meeting tonight at 6:30.

Notes of the May meeting were approved as distributed

Blackpoint Community Plan: Hank Barner reviewed the process used over the last 2 years to update the Black Point Community Plan. An Advisory Committee worked with the community and staff to identify issues that would generate discussion. Community meetings were held throughout the process to get community input. Some wanted to change to the name of the plan to Black Point and Green Point Community Plan, which staff accepted. Day Island and the adjacent area are identified as Open Space. There is a night sky preservation objective and an emergency evacuation designated. The major issues of conflict with the recommendation of the Advisory Committee are the house size and development setbacks. Hank said the Advisory group discussed, debated and ultimately compromised on their recommendation (Option 2 in the PC staff report). A majority of the Planning Commission bowed to the staff recommendation. Hank explained that old Black Point is a conventionally zoned A-2 area, however Green Point is ARP-2 which is a planned district with no specific design standards. The Advisory Committee recommendation for new single family residences or additions states that they should not exceed the median floor area ratio (FAR) within 600 feet of the surrounding neighborhood by 10%, unless the development project is consistent with specific criteria. Black Point development is not generally subject to discretionary review, however Green Point being zoned planned district, projects are subject to Design Review and are evaluated for consistency with the Countywide Plan, the Black Point Community Plan and the SFRDG (single family residential design guidelines). The Advisory Committee felt that their recommendation provides better guidelines for more consistent decisions by the county. The Community Plan guidelines will be specific to the Black Point and Green Point area. After discussion it was:

M/S/C (Gail, Rosalie) That the North Marin Unit recommends that MCL support the Advisory Committee recommendation on house size and setback for the Black Point/Green Point Community Plan update. Although house size is difficult to limit, the standards suggested by the Advisory Committee will help keep new development compatible with existing neighborhoods. The recommendation will provide some consistency to county permits in the planning area.

The plan will probably be heard by the Board of Supervisors in October.

Recreation facility proposal for Hamilton: Esther said the project applicants have removed some of the area proposed for community park from their plan. They have also requested a General Plan amendment to change the area from Open Space to Parkland. The neighborhood has also heard that the regulatory agencies will not allow mitigation on city property. The recreation facility project is still not a full fledged application.

Transit Center: Pat E. and Pam updated the status of the transit stop project. Marin Transit is still working on the plan, but the city has not yet given its approval. There are still questions that need to be answered.

Development proposals pending in Novato: Rick brought up Laurel Ridge, a market rate senior housing project at the recently rezoned parcel north of Fireman's Fund. The project would be 4 stories high and consist of 120 units.

Maingate and C Street, Hamilton townhouse project has been reviewed and approved by Design Review. Pat E. has concerns about building dense housing on the former gas station site. The site was cleaned by the Navy to commercial standards, but not to residential. The developer has planned a public meeting on the issue Aug. 25.

Stafford Lake Park: Rick reported that the bike park grand opening will be toward the end of August. There is a plan being created for the greater park area for a variety of changes, including a play ground, upgraded picnic areas and parking, and possibly a zipline!

The meeting adjourned at 2:15

The next meeting will be at the U'Ren house on Thursday, August 20.